

EXHIBIT NO. 1

3  
3-18-06

Docket Item # 4  
SPECIAL USE PERMIT #2005-0001

Planning Commission Meeting  
February 7, 2005

**ISSUE:** Consideration of a request to amend a special use permit to allow the sale of on- and off-premise beer and wine.

**APPLICANT:** Rocklands Restaurant and Catering  
by Duncan Blair

**LOCATION:** 25 S. Quaker Lane

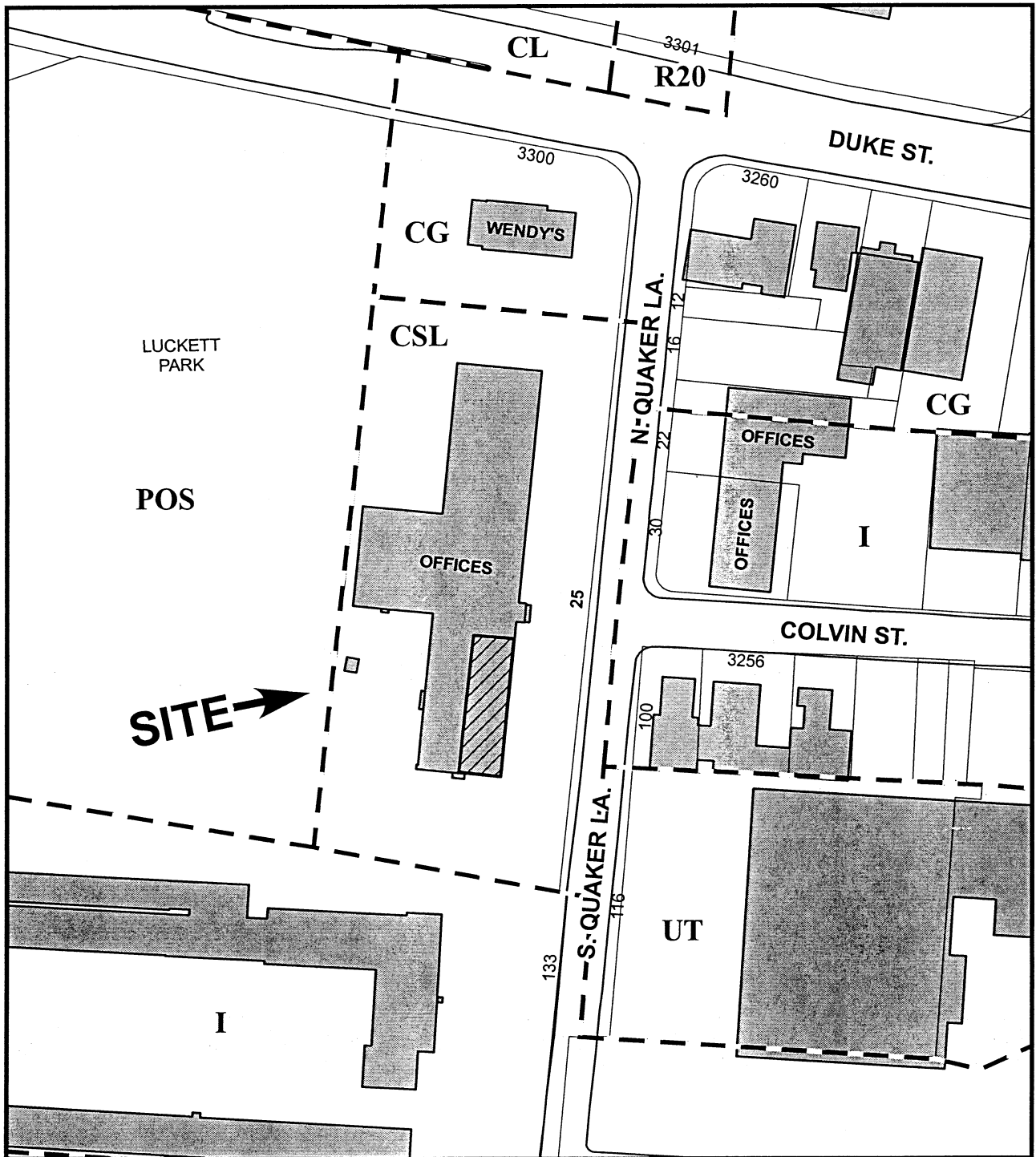
**ZONE:** CSL/Commercial Service Low

---

**PLANNING COMMISSION ACTION, MARCH 9, 2006:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2005-0001

03/09/06



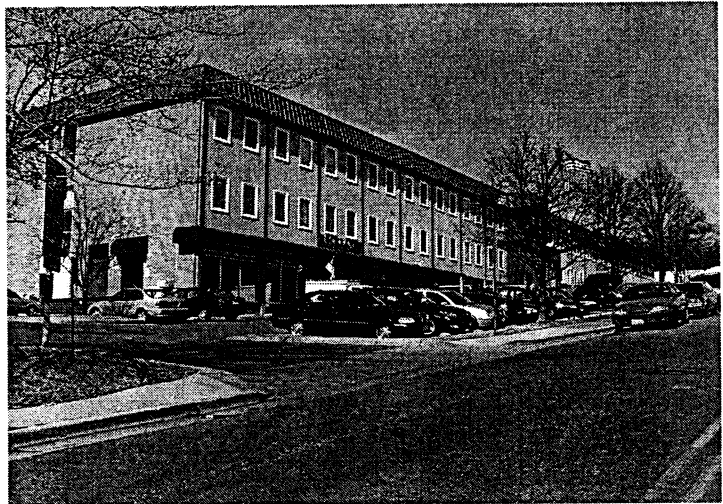
## **I. DISCUSSION**

### **REQUEST**

The applicant, Samuel Ford, Inc., trading as Rocklands, requests special use permit approval to amend a special use permit to allow the on and off-premise sale of beer and wine.

### **SITE DESCRIPTION**

The subject property is one lot of record having 467 feet of frontage on South Quaker Lane and a total lot area of 2.1 acres. The property contains the old Stonewall Jackson School which has been converted into an office building with a child day care center. The subject tenant space is 4,100 square feet located at the southeast corner of the building facing South Quaker Lane. The site has a total of 158 on-site parking spaces.



To the north of the site is a Wendy's restaurant and to the east is an office building. To the south and west of the property is the City of Alexandria Maintenance Facility. East of that facility, across South Quaker Lane, is the City's DASH bus storage and maintenance yard.

### **BACKGROUND**

On November 19, 1988, City Council granted Special Use Permit #2089-A to JDL Ventures, Inc. for the operation of a restaurant known as Jeffrey's Café. On May 5, 2003, staff administratively approved a change of ownership of the restaurant to Samuel Ford, Inc. On October 18, 2003, City Council granted Special Use Permit # 2003-0085 to change the hours of operation at the restaurant.

The applicant originally submitted this current request in December 2004. At that time the Police Department opposed the request for alcohol, and the application was placed on hold. Since that time, the applicant has resolved the issues with the Police, and now wishes to proceed with the application. The Police originally had concerns about potential conflicts with the child care center and nursing school, both located in the building. The applicant worked with Police to address its concerns (see attached Police comments and recommended conditions).

Staff visited the premises and found no violations to the conditions of SUP#2003-0085. Staff has not received any complaints on the restaurant since it opened in 2003.

PROPOSAL

Rocklands Barbeque and Grilling Company is an existing restaurant and catering facility that serves all-American cuisine and real barbeque, specializing in grilled meats. The restaurant operates from 11:00 a.m. to 8:00 p.m. daily, but is permitted to be open until 10:00 p.m. The applicant is permitted to have up to 28 seats, which it currently has. The applicant requests approval to allow the on- and off-premise sale of beer and wine. According to the applicant, bottles for off-premise sale will be stored and displayed behind the cashier counter. No other changes are proposed.

PARKING

According to Section 8-200 of the zoning ordinance, a restaurant with 28 seats is required to provide seven parking spaces. Condition #14 requires that the applicant have 14 spaces, to accommodate customers, employees and catering vehicles, which it currently maintains.

OTHER LOCATIONS

Rocklands has two other locations in the region: one in Washington, DC at 2418 Wisconsin Avenue, and the other is located in Arlington, VA at 4000 Fairfax Drive.

ZONING

The subject property is located in the CSL/Commercial service low zone. Section 4-303 (Y) of the zoning ordinance allows a restaurant in the CSL zone only with a special use permit. The catering aspect of the business was not part of SUP#2089-A, because catering was a permitted use in the C-2/Commercial zone at the time the restaurant SUP was approved. When the zoning ordinance was updated in 1992, the property was rezoned to CSL/Commercial service low, which allows catering only with a special use permit. Because of the zoning change, the catering portion of the business became a noncomplying use. Section 12-302 of the zoning ordinance allows a noncomplying use to continue. A SUP is required only for an expansion or intensification of the use.

MASTER PLAN

The proposed use is consistent with the Seminary Hill/Strawberry Hill chapter of the Master Plan which designates the property for uses consistent with the CSL zone.

**II. STAFF ANALYSIS:**

Staff does not object to the proposed on- and off-premise sale of beer and wine at the restaurant and catering facility located at 25 South Quaker Lane. Staff finds that given the earlier closing hours, small size of the restaurant, and lack of residential uses in the immediate area, the potential for any negative impacts from the beer and wine sales is minimal. The Police Department does not object to the request, with conditions that there be no single sales, that there be an annual review for the next three years, and that there be no customer access to the restaurant from inside the building. The applicant has agreed to all of these conditions. Similar to the standard condition for 7-Eleven stores,

staff has included a condition that employees have training on how to prevent the underage sale of alcohol. Staff is not aware of any problems with the existing restaurant.

Staff recommends approval of the special use permit, subject to the following conditions.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2089)
2. That seating be provided inside for no more than 28 patrons. (P&Z) (SUP#2003-0085)
3. That no outside dining facilities be located on the premises. (P&Z) (SUP#2089)
4. That the hours during which the business is open to the public be restricted to between 6:00 a.m. and 10:00 p.m. daily. (P&Z)
5. CONDITION AMENDED BY STAFF: Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed containers which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. That no food, beverages, or other material be stored outside. (P&Z) (SUP#2089) (P&Z)
6. CONDITION DELETED BY STAFF: That trash and garbage be stored inside or in a dumpster. (P&Z) (SUP#2089) (P&Z)
7. CONDITION DELETED BY STAFF: That trash and garbage be collected daily when the business is open. (P&Z) (SUP#2089) (P&Z)
8. No live entertainment shall be provided at the restaurant. (P&Z) (SUP#2003-0022)
9. CONDITION AMENDED BY STAFF: On and off-premise beer and wine service only shall be permitted. (P&Z) ~~No alcohol service shall be permitted.~~ (P&Z) (SUP#2003-0022)

10. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2003-0022)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent any unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP#2003-0022)
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2003-0022)
13. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)(SUP#2003-0022)
14. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z) (T&ES)
15. Catering delivery vehicles shall not be parked in spaces at the front of the building. (P&Z)
16. Fourteen parking spaces shall be designated by signs or paint, with the plan submitted by the applicant. (P&Z) (SUP#2003-0085)
17. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP#2003-0085)
18. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hour. (P&Z)(SUP#2003-0085)
19. **CONDITION AMENDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2003-0085)

20. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit ~~one year~~ annually for the first three years after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
21. **CONDITION ADDED BY STAFF:** Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (Police)
22. **CONDITION ADDED BY STAFF:** Customer access to the restaurant shall be provided only from the exterior of the building.(Police)
23. **CONDITION ADDED BY STAFF:** Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street) within 60 days of City Council approval. (T&ES)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Valerie Peterson, Planner II.

---

**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street) within 60 days of City Council approval. (T&ES)
- F-1 All previous T&ES conditions to be carried forward. (T&ES)

##### Code Enforcement:

- F-1 The current Certificate of Occupancy is approved for 28 seats for patrons and a total of 44 occupants. The requested increase in patron seating will require the installation of another restroom facility for patron use.
- F-2 On January 11, 2006, the Planning Department advised that the applicant is withdrawing the requested additional 5 seats from the application. If the application is amended to remove the 5 requested seats, comments C-1 through C-7 will no longer be applicable and F-1 is amended to delete the sentence requiring an additional restroom facility.
- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A revised fire prevention code permit is required for the proposed increase in operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.



- C-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 A new Certificate of Use of Occupancy is required prior to operating at the increased occupancy (USBC 119.1).

Health Department:

- F-1 This department has no objections in allowing the service of beer and wine on and off the premises.

Police Department:

- R-1 Customer access to the restaurant shall be provided only from the exterior of the building.
- F-1 Rocklands has already completed the security survey and robbery awareness program.

Initially, the Police Department was opposed to Rocklands selling alcohol both on and off premises and this was indicated in our original comments. We were opposed because of the preschool and the nursing school that are housed in the same building as Rocklands. There was concern for the safety of the folks attending the schools from inebriated persons, especially the students who attended the late night nursing classes.

On December 13, 2005 I met with Mr. John Snedden, manager of Rocklands, and Mr. Duncan Blair, the attorney handling the SUP. We completed a walkthrough of Rocklands and the interior of the building as Rocklands relates to the schools. The door of concern once allowed two way traffic between the people in the building attending school and the restaurant (formerly Jefferies). I discovered that Rocklands rearranged the restaurant so that only their staff can exit into the building from the restaurant. Patrons of Rocklands cannot enter the building from the restaurant. Further, Rocklands closes at 8:00 p.m. This helps to rid the concern of inebriants accosting the nursing students who are in the building at late hours attending classes. The preschool does not use the door to their school that opens into the building, it is always kept locked and secured from anyone being able to enter the preschool from

inside the building. This also helped to rid the concern of Rockland patrons possibly entering the preschool from the restaurant.

After this walk-through, the Police Department no longer objects to Rocklands selling alcohol.

F-1 The applicant is seeking an "ABC On" and "ABC Off" license. The Police Department has no objections to either license subject to the following conditions for alcohol sold off premise:

1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
2. The SUP be reviewed annually for 3 years to monitor the sale of alcohol as it effects the two schools attendees.

Special Use Permit # 2005-0001

APPLICATION for SPECIAL USE PERMIT # \_\_\_\_\_

PROPERTY LOCATION: **25 South Quaker Lane, Alexandria, Virginia**

TAX MAP REFERENCE: **061.03 01 04**      ZONE: **CSL**

APPLICANT Name: **Samuel Ford, Inc., dba Rocklands Barbeque and Grilling Company**

Address: **25 South Quaker Lane, Alexandria, Virginia 22314**

PROPERTY OWNER Name: **Kollecas Company**

Address: **11405 Spur Wheel Lane, Potomac, Maryland 20845**

PROPOSED USE: **Amendment of Special Use Permit 2003-0085, condition #9, to permit the sale of beer and wine on and off premises.**

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**Land, Clark, Carroll, Mendelson & Blair, P.C.**

**Duncan W. Blair, Esquire**

*Print Name of Applicant or Agent*



*Signature*

**524 King Street**

*Mailing/Street Address*

**(703) 836-1000**

*Telephone #*

**(703) 549-3335**

*Fax #*

**dblair@landclark.com**

**Alexandria, Virginia 22314**

*City and State*

*Zip Code*

**December 20, 2005**

*Date*

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

REVISED

**REVISED**

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*) ☐ the Owner ☐ Contract Purchaser  
☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

**John Snedden, 2309 Chain Bridge Road, N.W., Washington, D. C. 20016**

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**No change from SUP #2003-0085.**

### **NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

**Samuel Ford, Inc., dba Rocklands Barbeque and Grilling Company, is requesting an amendment to SUP 2003-0085, condition number 9, to permit the sale of beer on and off premises.**

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: *(check one)*

☐ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☒ expansion or change to an existing use with a special use permit,

☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

**No change from SUP #2003-0085.**

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

**No change from SUP #2003-0085.**

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

**No change from SUP #2003-0085.**

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

**No change from SUP #2003-0085.**

B. How will the noise from patrons be controlled?

**No change from SUP #2003-0085.**

REVISED

8. Describe any potential odors emanating from the proposed use and plans to control them:

**No change from SUP #2003-0085.**

9. Please provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?

**No change from SUP #2003-0085.**

- B. How much trash and garbage will be generated by the use?

**No change from SUP #2003-0085.**

- C. How often will trash be collected?

**No change from SUP #2003-0085.**

- D. How will you prevent littering on the property, streets and nearby properties?

**No change from SUP #2003-0085.**

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

**No change from SUP #2003-0085.**

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

**No change from SUP #2003-0085.**

REVISED

12. What methods are proposed to ensure the safety of residents, employees and patrons?

No change from SUP #2003-0085.

### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

The requested amendment to Special Use Permit #2003-0085 is permitting the sale of beer and wine on and off premises.

### PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

No change from SUP #2003-0085.

- B. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

REVISED

Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **No change from SUP #2003-0085.**
- B. How many loading spaces are available for the use? **No change from SUP #2003-0085.**
- C. Where are off-street loading facilities located? **No change from SUP #2003-0085.**
- D. During what hours of the day do you expect loading/unloading operations to occur?
- No change from SUP #2003-0085.**
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

**No change from SUP #2003-0085.**

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.



18. What will the total area occupied by the proposed use be?

4,100 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 4,100 sq. ft. (total)

19. The proposed use is located in: *(check one)*

☐ a stand alone building      ☐ a house located in a residential zone      ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☒ an office building. Please provide name of the building: \_\_\_\_\_

☒ other, please describe:

REVISED

# RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 28 At a bar: -0- Total number proposed: 28

2. Will the restaurant offer any of the following?

       alcoholic beverages   X   beer and wine (on-premises)

  X   beer and wine (off-premises)

3. Please describe the type of food that will be served:

See attached menu.

4. The restaurant will offer the following service (check items that apply):

  X   table service        bar   X   carry-out        delivery

Catering per SUP 2003-0085.

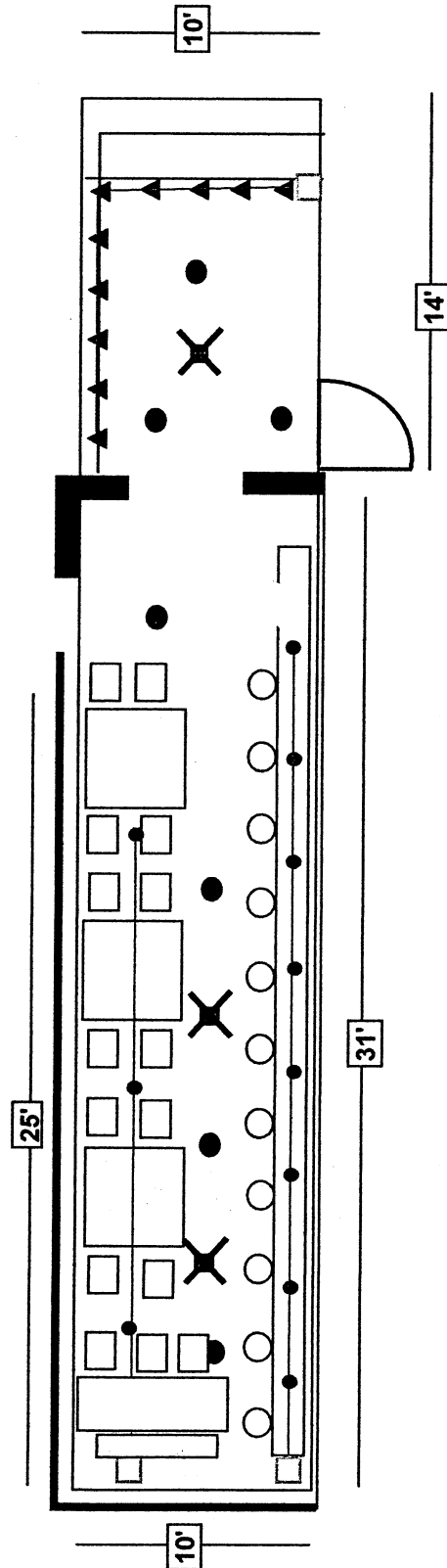
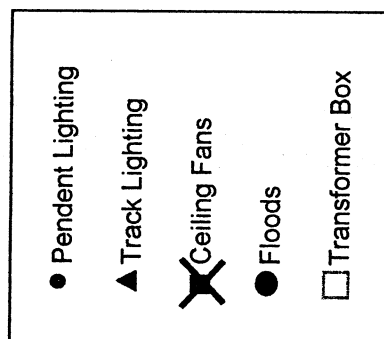
5. If delivery service is proposed, how many vehicles do you anticipate?

Will delivery drivers use their own vehicles?        Yes.   X   No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? ~~X~~ Yes. ~~X~~ No.

If yes, please describe:

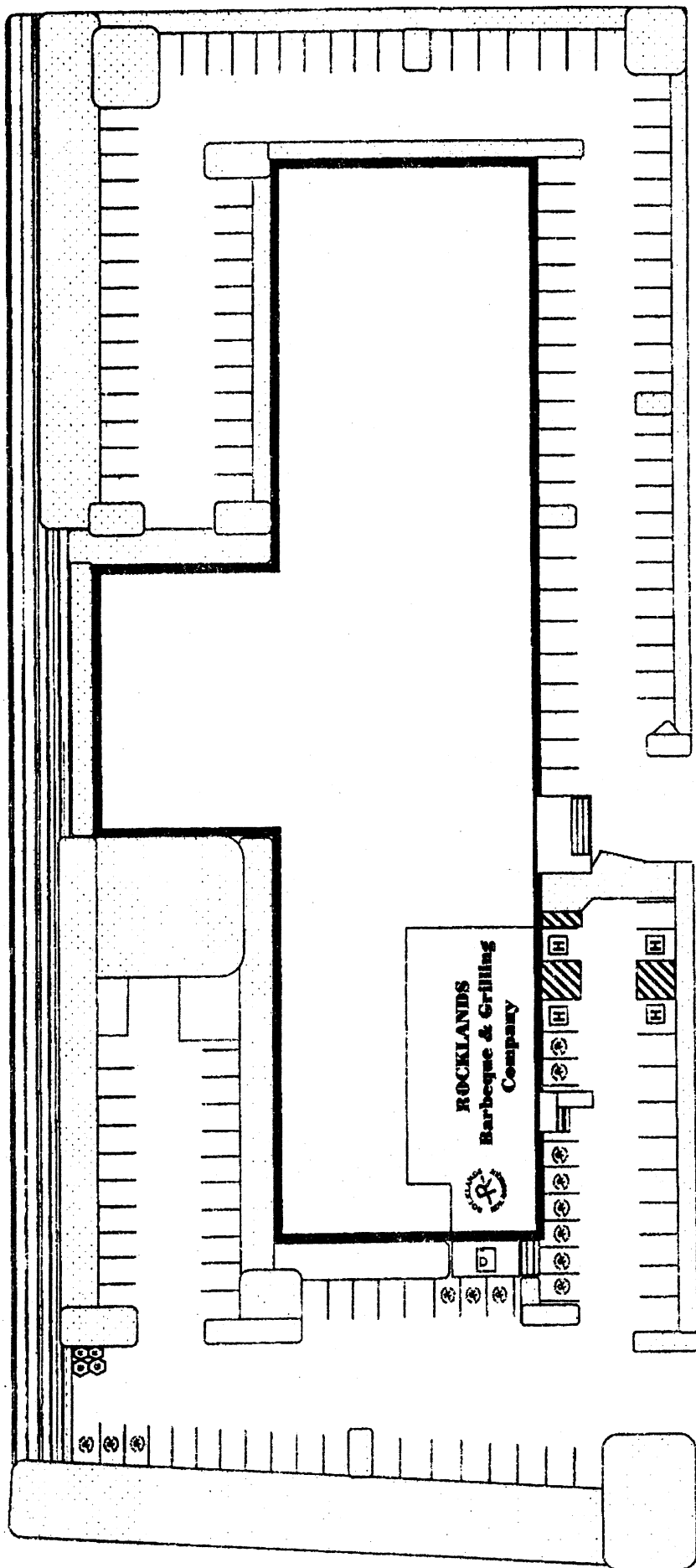
REVISED



Garbage dumpster  
 Recycling Totes  
 Handicapped Parking Spaces  
 Rocklands Parking Spaces  
 Rocklands Loading Dock

Total Parking Spaces: 158  
 Parking Spaces Reserved for Rocklands: 14

Sunnewell Jackson Building  
 25 South Quaker Lane Alexandria, VA 22314  
 Rocklands Barbeque & Grilling Company



Special Use Permit # 2005-0001

APPLICATION for SPECIAL USE PERMIT # \_\_\_\_\_

PROPERTY LOCATION: **25 South Quaker Lane, Alexandria, Virginia**

TAX MAP REFERENCE: **061.03 01 04**      ZONE: **CSL**

APPLICANT Name: **Samuel Ford, Inc., dba Rocklands Barbeque and Grilling Company**

Address: **25 South Quaker Lane, Alexandria, Virginia 22314**

PROPERTY OWNER Name: **Kollecas Company**

Address: **11405 Spur Wheel Lane, Potomac, Maryland 20845**

PROPOSED USE: **Amendment of Special Use Permit 2003-0085, condition #9, to permit the sale of beer and wine on and off premises.**

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**Land, Clark, Carroll, Mendelson & Blair, P.C.**

**Duncan W. Blair, Esquire**

*Print Name of Applicant or Agent*



*Signature*

**524 King Street**

*Mailing/Street Address*

**(703) 836-1000**

*Telephone #*

**(703) 549-3335**

*Fax #*

**dblair@landclark.com**

**Alexandria, Virginia 22314**

*City and State      Zip Code*

**December 20, 2005**

*Date*

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: By unanimous consent recommended approval 6-0 3/9/06

ACTION - CITY COUNCIL: 3/18/06- CC approved the PC recommendation 7-0

✓ 11

REVISED